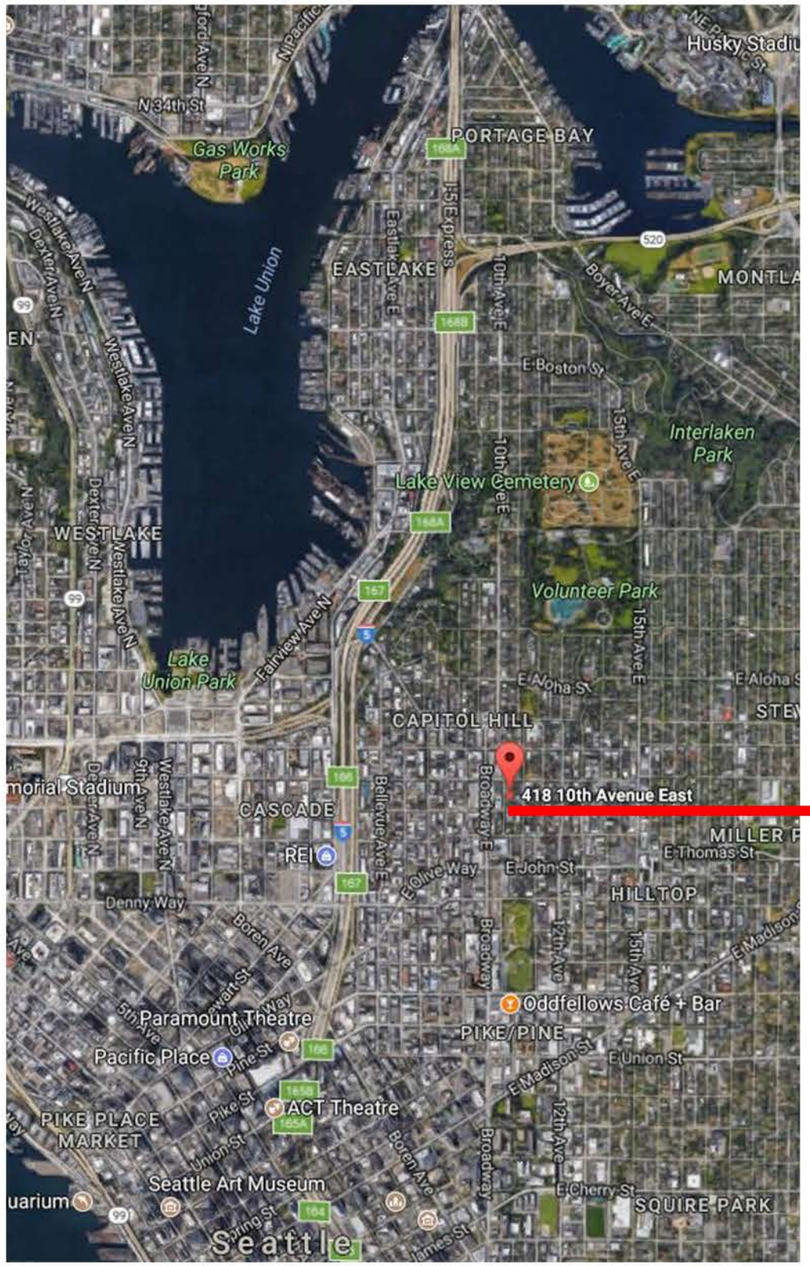
STREAMLINED DESIGN REVIEW
418 10TH AVENUE EAST
SDCI #3028356
ALLOY DESIGN GROUP, LLC



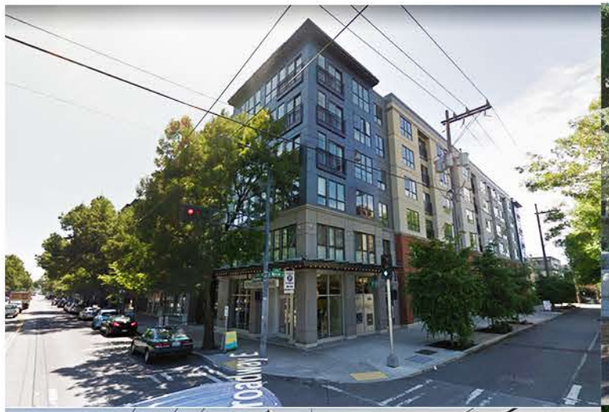
ARCHITECT : ALLOY DESIGN GROUP
OWNER : CONTEMPORARY BUILDERS GROUP, LLC

TABLE OF CONTENTS

SITE ZONING

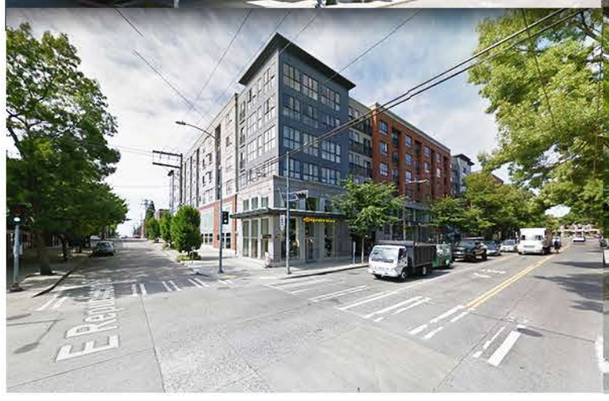
PROJECT ADDRESS	:	418 10TH AVE EAST
APN	:	6852700556
ZONE	:	LR3
OVERLAY	:	CAPITOL HILL URBAN CENTER VILLAGE
SITE AREA	:	3,977 SF
DWELLING UNITS	:	6
PARKING SPACES	:	0 (NONE REQUIRED)
ALLOWABLE FAR	:	3,977 X 1.4=5,567.8 SF
PROPOSED FAR	:	5,567 SF
PROPOSED USE	:	TOWNHOMES

NEIGHBORHOOD CONTEXT









STREET ELEVATIONS

REPUBLICAN ST

418
(SITE)

HARRISON ST

10TH AVE E LOOKING EAST

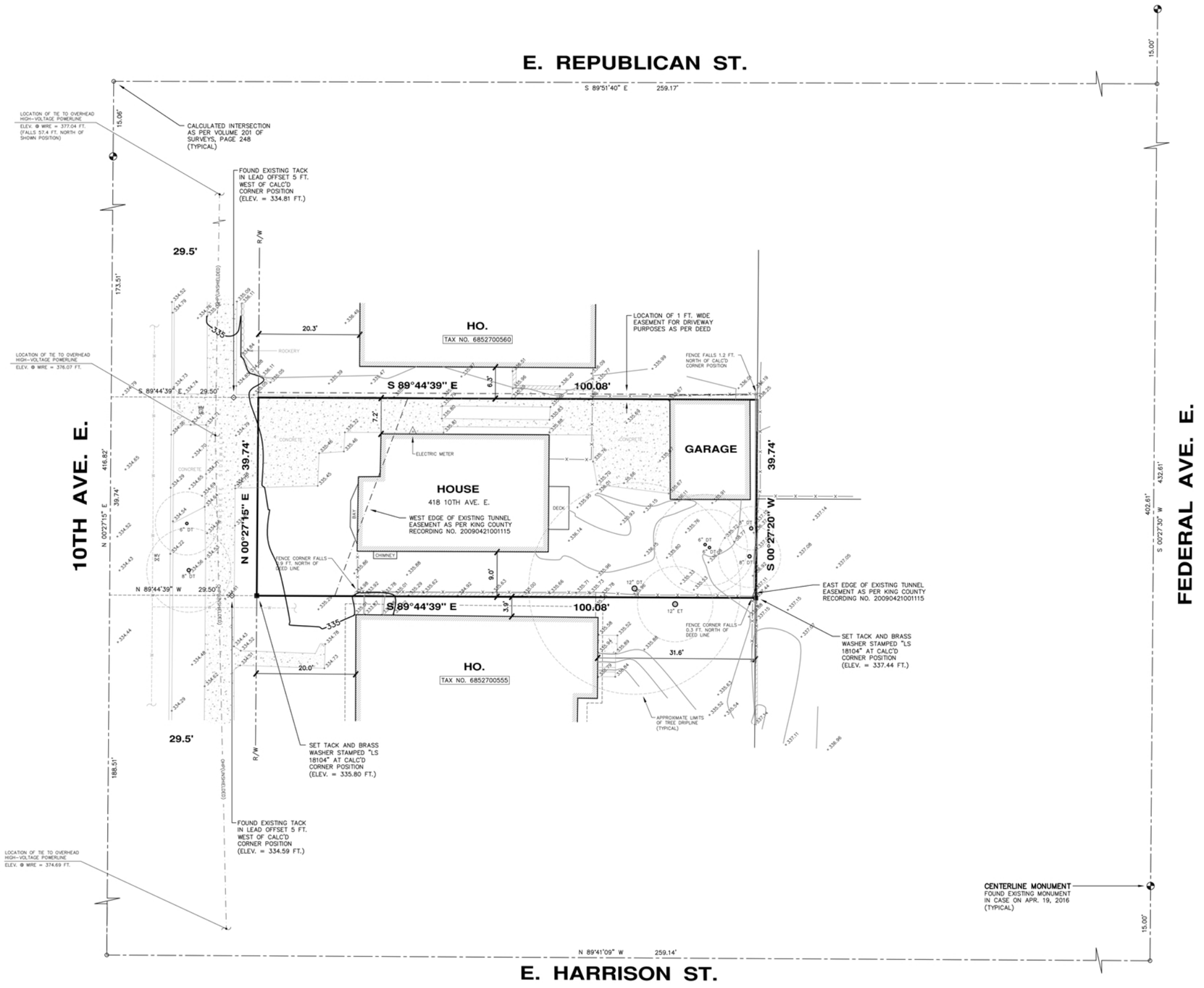
HARRISON ST

(ACROSS FROM)
418

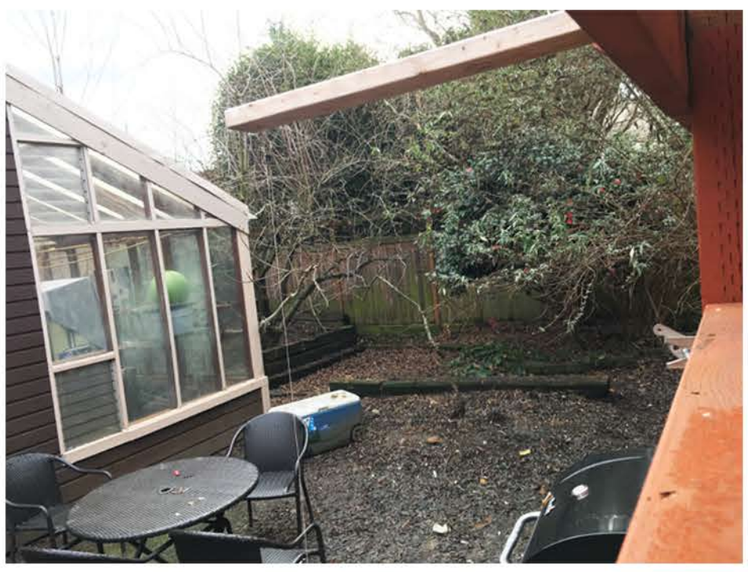
REPUBLICAN ST

10TH AVE E LOOKING WEST

SURVEY


E. REPUBLICAN ST.
S 89°51'40" E 259.17'
15.00'
LOCATION OF TIE TO OVERHEAD HIGH-VOLTAGE POWERLINE ELEV. @ WIRE = 377.04 FT. (FALLS 57.4 FT. NORTH OF SHOWN POSITION)
15.06'
CALCULATED INTERSECTION AS PER VOLUME 201 OF SURVEYS, PAGE 248 (TYPICAL)
FOUND EXISTING TACK IN LEAD OFFSET 5 FT. WEST OF CALC'D CORNER POSITION (ELEV. = 334.81 FT.)
29.5'
R/W
173.51'
20.3'
HO.
TAX NO. 6852700560
LOCATION OF 1 FT. WIDE EASEMENT FOR DRIVEWAY PURPOSES AS PER DEED
FENCE FALLS 1.2 FT. NORTH OF CALC'D CORNER POSITION
LOCATION OF TIE TO OVERHEAD HIGH-VOLTAGE POWERLINE ELEV. @ WIRE = 376.07 FT.
S 89°44'39" E 29.50'
S 89°44'39" E
100.08'
6.3'
7.2'
10TH AVE. E.
416.82'
39.74'
N 00°27'15" E
39.74'
ELECTRIC METER
GARAGE
HOUSE
418 10TH AVE. E.
WEST EDGE OF EXISTING TUNNEL EASEMENT AS PER KING COUNTY RECORDING NO. 20090421001115
DECK
BAY
CHIMNEY
FENCE CORNER FALLS 0.9 FT. NORTH OF DEED LINE
9.0'
S 00°27'20" W
N 89°44'39" W 29.50'
S 89°44'39" E
3.9'
100.08'
12" ET
FENCE CORNER FALLS 0.3 FT. NORTH OF DEED LINE
EAST EDGE OF EXISTING TUNNEL EASEMENT AS PER KING COUNTY RECORDING NO. 20090421001115
SET TACK AND BRASS WASHER STAMPED "LS 18104" AT CALC'D CORNER POSITION (ELEV. = 337.44 FT.)
31.6'
20.0'
HO.
TAX NO. 6852700555
APPROXIMATE LIMITS OF TREE DRIPLINE (TYPICAL)
29.5'
R/W
SET TACK AND BRASS WASHER STAMPED "LS 18104" AT CALC'D CORNER POSITION (ELEV. = 335.80 FT.)
188.51'
FOUND EXISTING TACK IN LEAD OFFSET 5 FT. WEST OF CALC'D CORNER POSITION (ELEV. = 334.59 FT.)
LOCATION OF TIE TO OVERHEAD HIGH-VOLTAGE POWERLINE ELEV. @ WIRE = 374.69 FT.
FEDERAL AVE. E.
402.61'
S 00°27'30" W
432.61'
CENTERLINE MONUMENT
FOUND EXISTING MONUMENT IN CASE ON APR. 19, 2016 (TYPICAL)
15.00'
N 89°41'09" W 259.14'
E. HARRISON ST.

EXISTING SITE CONDITIONS



PRIORITY DESIGN GUIDELINES

D C 2

A. MASSING

The scheme locates stair penthouses at the center of the site, between the units, in order to break up the scale of the building and create substantial differentiation in the massing. Elsewhere, stair penthouses are eliminated, and exterior stairs carve out portions of the building at the roofline, reducing perceived mass. Secondary articulation, canopies, balconies, and railings are included throughout the project to reduce perceived mass.

C. SECONDARY ARCHITECTURAL FEATURES

The exterior is balanced with three different finishing treatments and windows are grouped to create strong solid/void relationships. Secondary articulation, canopies, balconies, and railings are included throughout the project to create texture. Brick is used as a finish material along the street to relate to other brick buildings in the vicinity.

D. SCALE AND TEXTURE

Secondary articulation, canopies, balconies, and railings are included throughout the project to create smaller scale textures. Brick articulations at the street facade create a finer scale texture and signal the entries to the townhouse units while creating a pleasing rhythm along the sidewalk. The articulation within the site and courtyard is highly varied and creates a dynamic, enticing space for pedestrian circulation through the site.

C S 2

I. STREETSCAPE COMPATIBILITY

Two of the townhomes are oriented to have clear pedestrian entries directly from 10th Avenue East. There are zero vehicular entrances to the site, strengthening the pedestrian environment. Existing street trees are preserved, the existing curb cut is replaced with a new curb and sidewalk, and the planting strip and front yard are generously landscaped.

III. HEIGHT, BULK AND SCALE COMPATIBILITY

The design breaks up building mass by incorporating different facade treatments to give the impression of multiple, small-scale buildings. The tallest elements of the building are pushed to the center of the site to maximize the amount of sunshine on adjacent properties and sidewalks. Brick is used as a finish material along the street to relate to other brick buildings in the vicinity. Secondary articulation, canopies, balconies, and railings are included throughout the project to reduce perceived mass.

C S 3

I. ARCHITECTURAL CONCEPT AND CONSISTENCY

Although the design is modern, the street facade features brick accents to relate to older brick buildings in the neighborhood. The building is well proportioned, highly articulated, and has a variety of finishes and textures, and reads as a unified design. The repetition of the townhouse units along the streets creates a pleasing rhythm and composition.

P L 2

I. HUMAN SCALE

Entries are framed by balconies above, which welcome people and provide protection from the elements. The railing detail at the roof line enhances the pedestrian environment and hints at the usable roof deck above. Brick articulations at the street facade add warmth, create a finer scale texture, and signal the entries to the townhouse units while creating a pleasing rhythm along the sidewalk. Secondary articulation, canopies, balconies, and railings are included throughout the project to add smaller scale textures.

III. PERSONAL SAFETY AND SECURITY

Street fronting and rear units feature glazing into the public/living areas of the units with sleeping quarters above. This public to private gradient within the units supports the “eyes on the street” design approach. Pathways and entries are illuminated to increase security.

D C 1

II. SCREENING OF DUMPSTERS, UTILITIES, AND SERVICE AREAS

Waste storage areas are located away from the street and screened from view. There are four units with consolidated waste areas, tucked away from pedestrian paths. Two units have individually located waste storage areas for ease of access and convenience. All dumpsters will be screened with a custom fencing detail to enhance the pedestrian environment.

D C 3

I. RESIDENTIAL OPEN SPACE

The rear units are entered from a central courtyard, defined by the building massing at the center of the site. This courtyard is generously landscaped, and visually accessible and suggestive from the public sidewalk. The penthouse elements of the building are pushed to the center of the site to reduce shadows on adjacent properties and sidewalks. Penthouses are eliminated altogether at four units to further minimize air, light, and view obstruction. There is zero vehicular access to the site, allowing a continuous planting strip for street trees between 10th Avenue East and the sidewalk. Existing street trees are preserved, the existing curb cut is replaced with a new curb and sidewalk, and the planting strip and front yard are generously landscaped.

D C 4

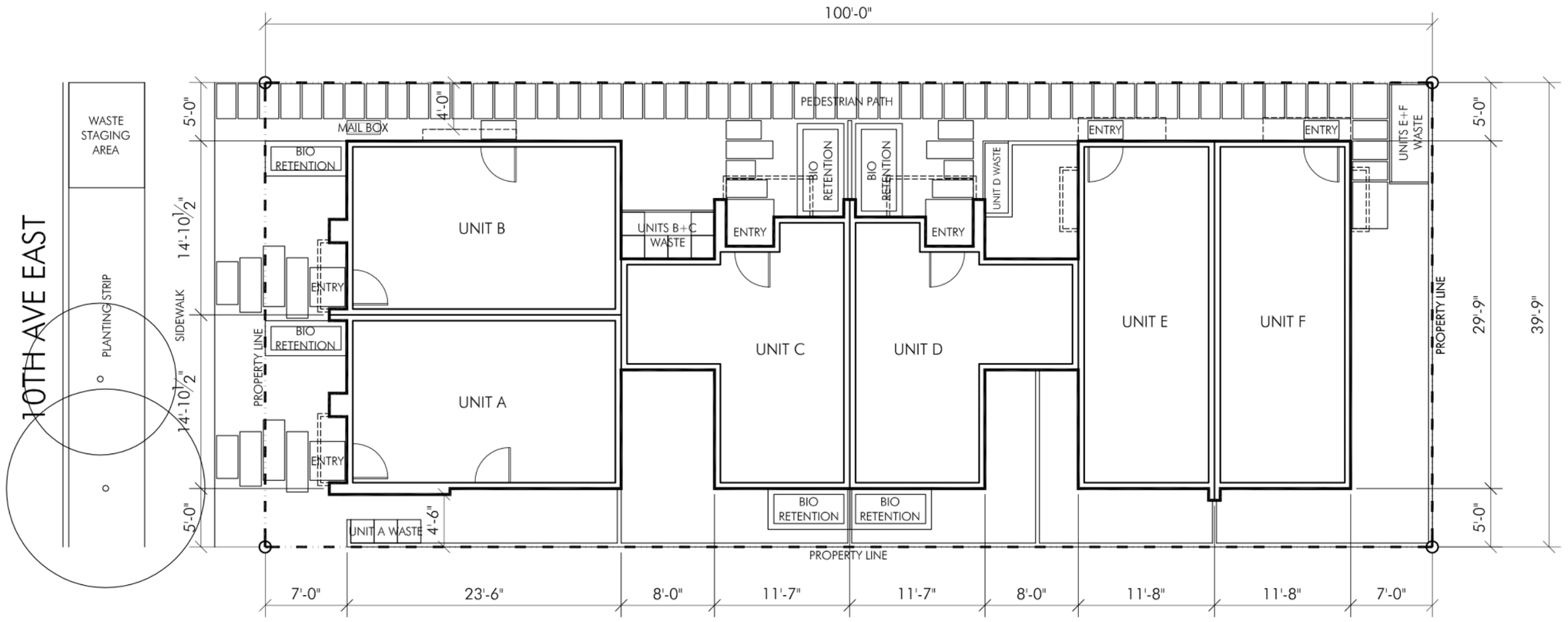
I. HEIGHT, BULK AND SCALE

Masonry is a preferred building material in Capitol Hill. The project includes prominent brick elements at the street facing entries, which will harmonize well with older brick buildings in the vicinity.

II. EXTERIOR FINISH MATERIALS

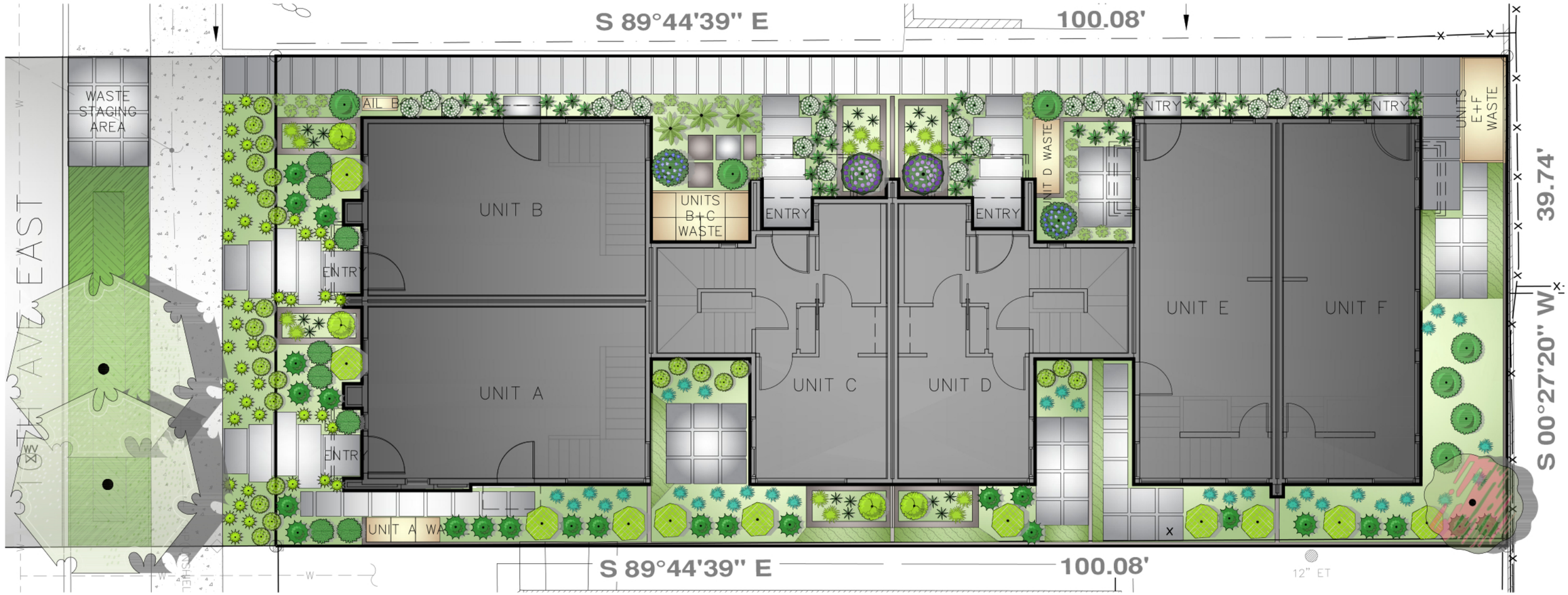
As well as brick, the design features a paneling system with contrasting colors, which aligns facade elements for visual balance. Lap siding is also used to create smaller scale textures along the pedestrian pathways and central courtyard. Operable windows are included throughout the project. Generous landscaping softens the architecture. The exterior design presents a dynamic, balanced composition that is a mix of old and new, appropriate for the Capitol Hill neighborhood.

SITE PLAN



SITE PLAN

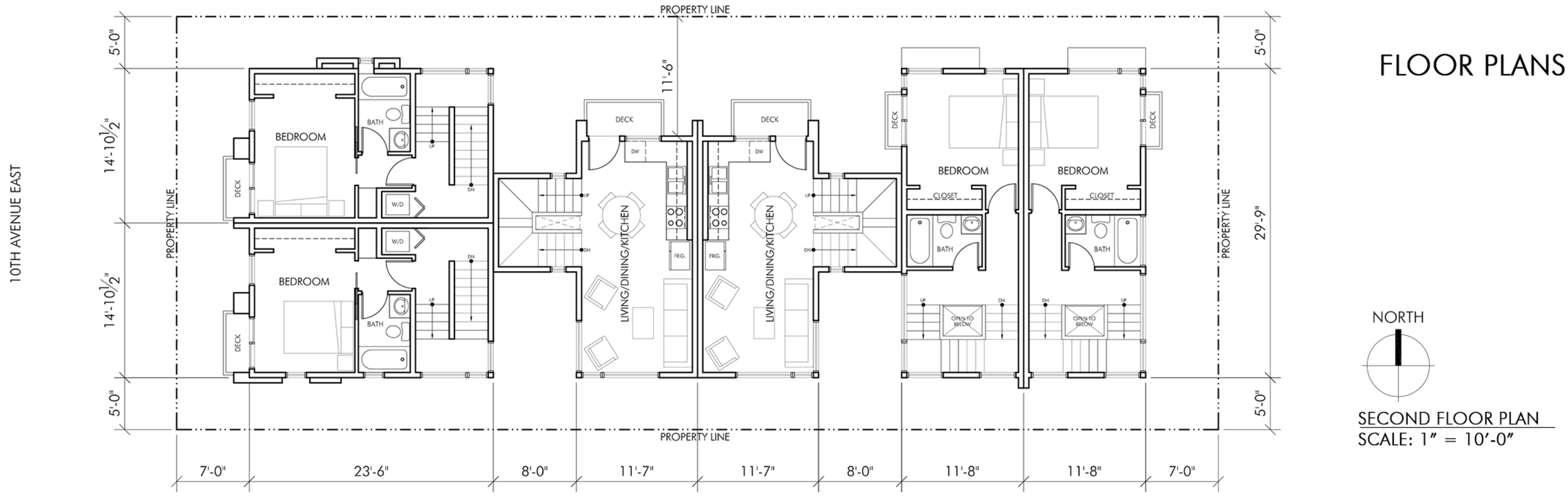
SCALE: 1" = 10'-0"



LANDSCAPE PLAN

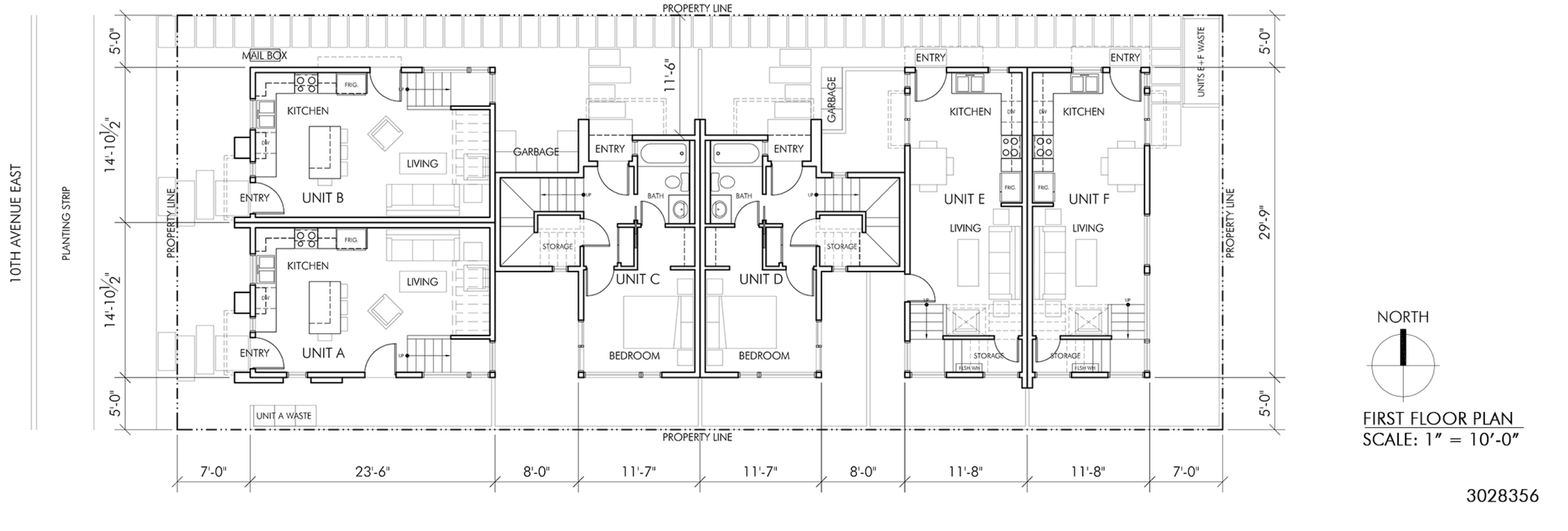
NOT TO SCALE

FLOOR PLANS



NORTH

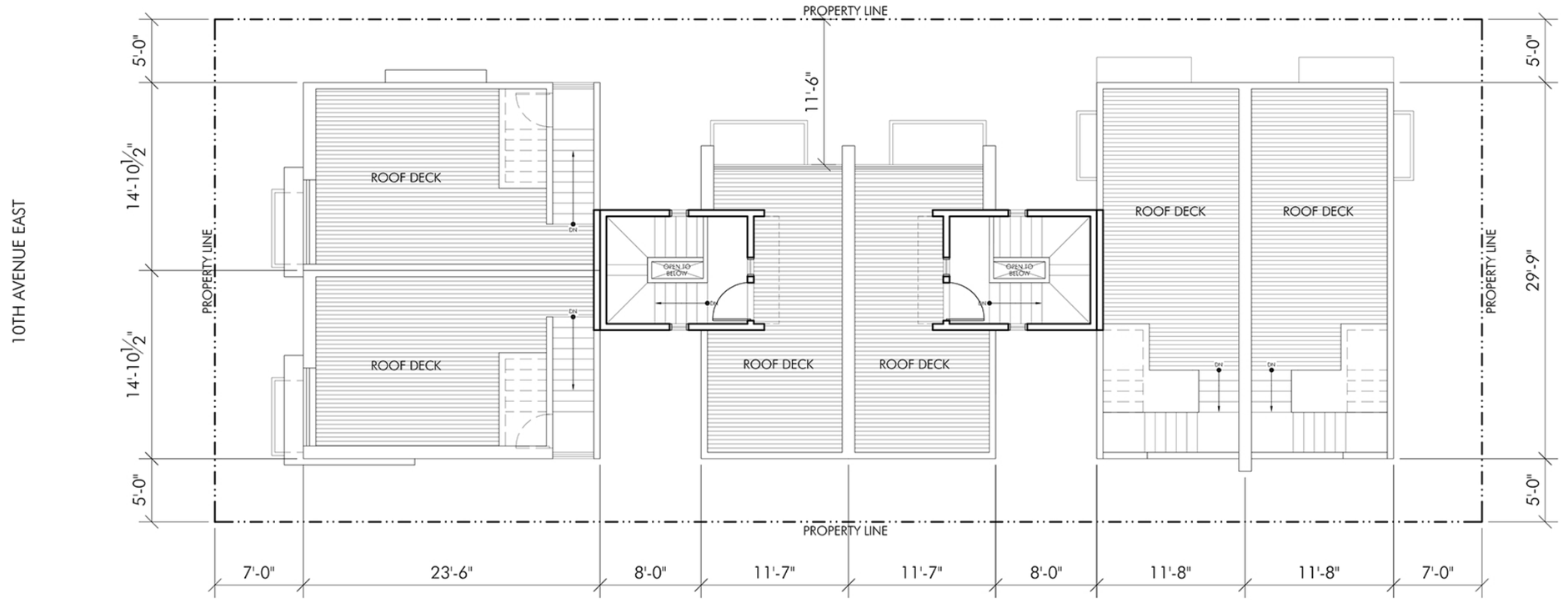
SECOND FLOOR PLAN
SCALE: 1″ = 10′-0″



NORTH

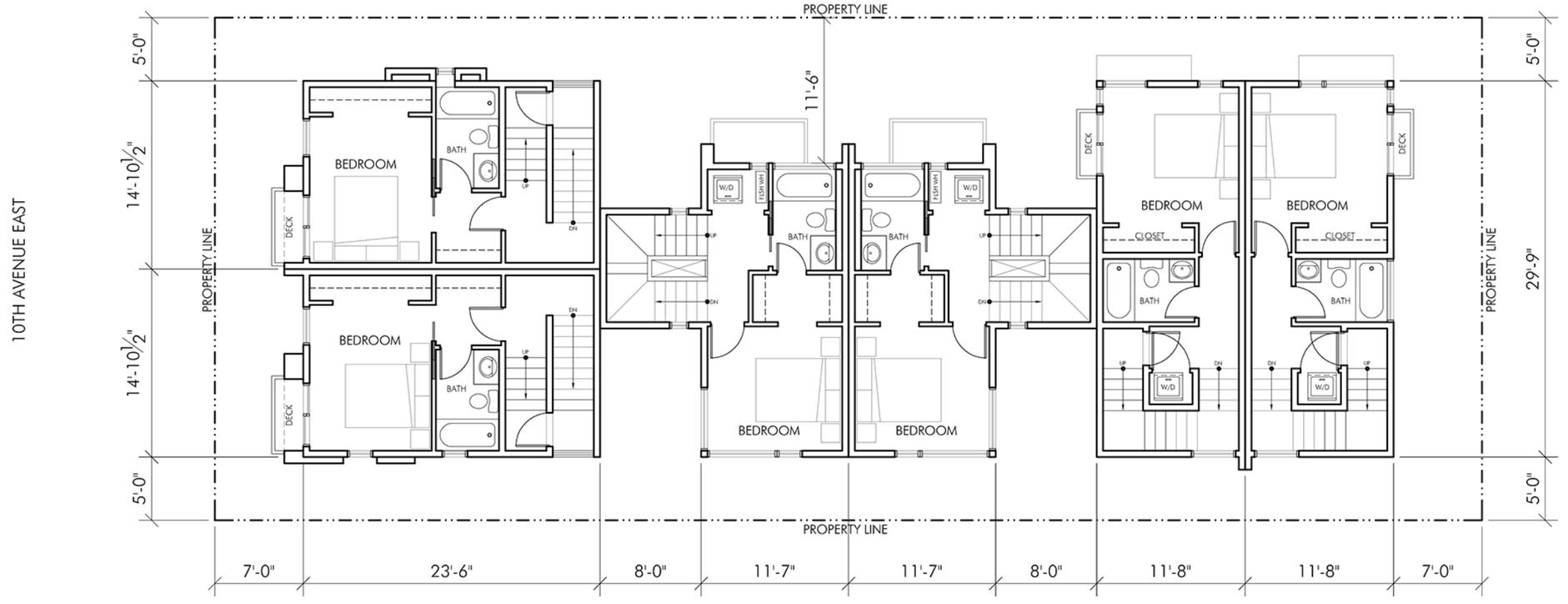
FIRST FLOOR PLAN
SCALE: 1″ = 10′-0″

FLOOR PLANS



NORTH

ROOF PLAN
SCALE: 1″ = 10′-0″

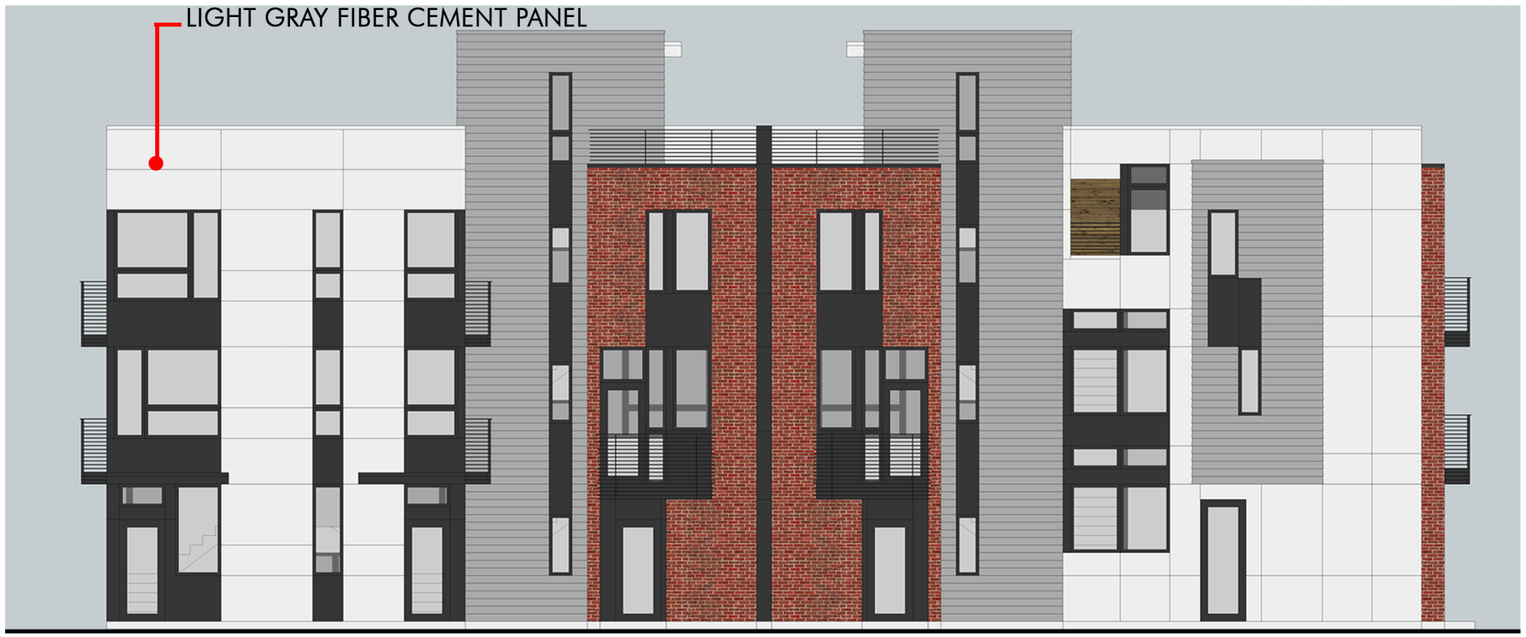


NORTH

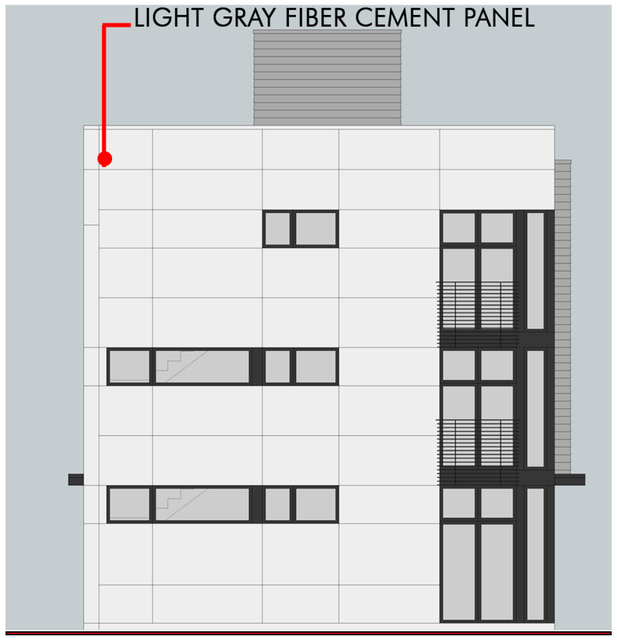
THIRD FLOOR PLAN
SCALE: 1″ = 10′-0″

ELEVATIONS

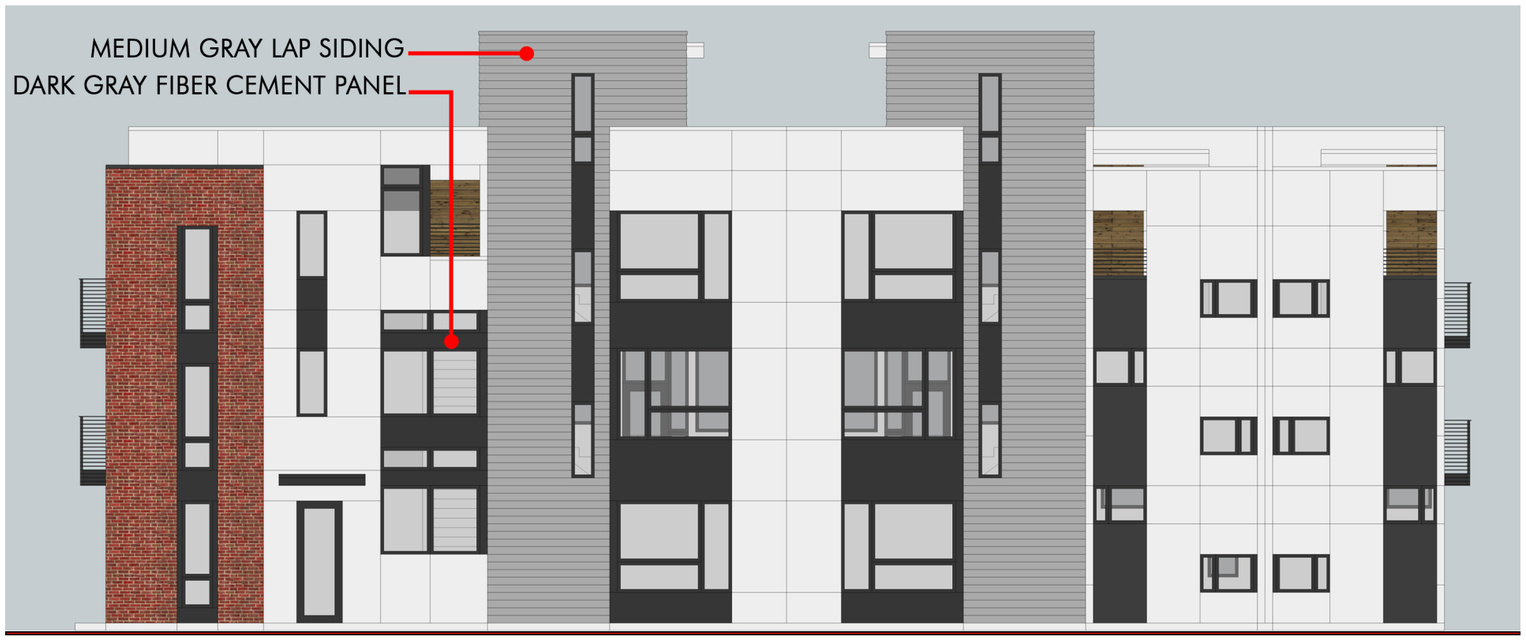
WEST ELEVATION



NORTH ELEVATION

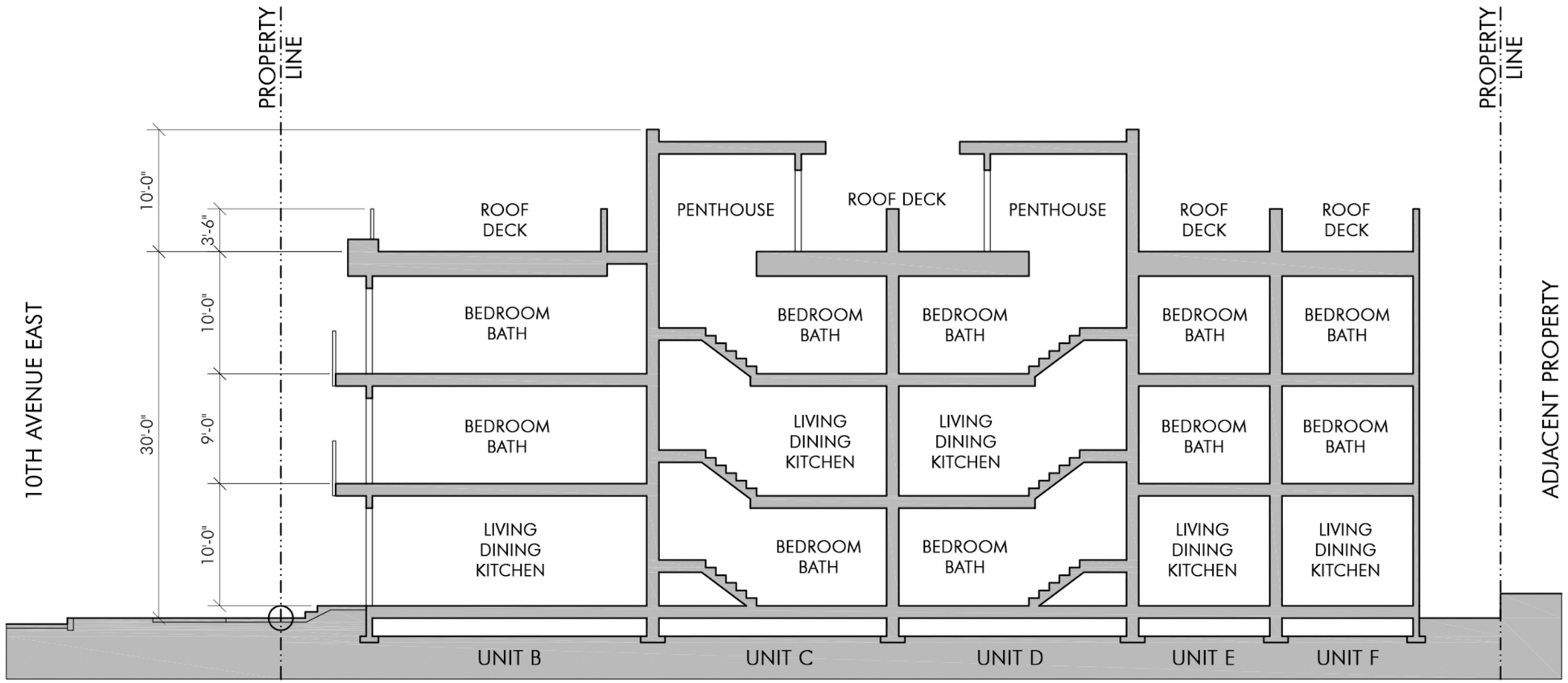


EAST ELEVATION



SOUTH ELEVATION

SECTION



SITE / BUILDING SECTION LOOKING NORTH
SCALE: 1" = 10'-0"

EXTERIOR VIEWS

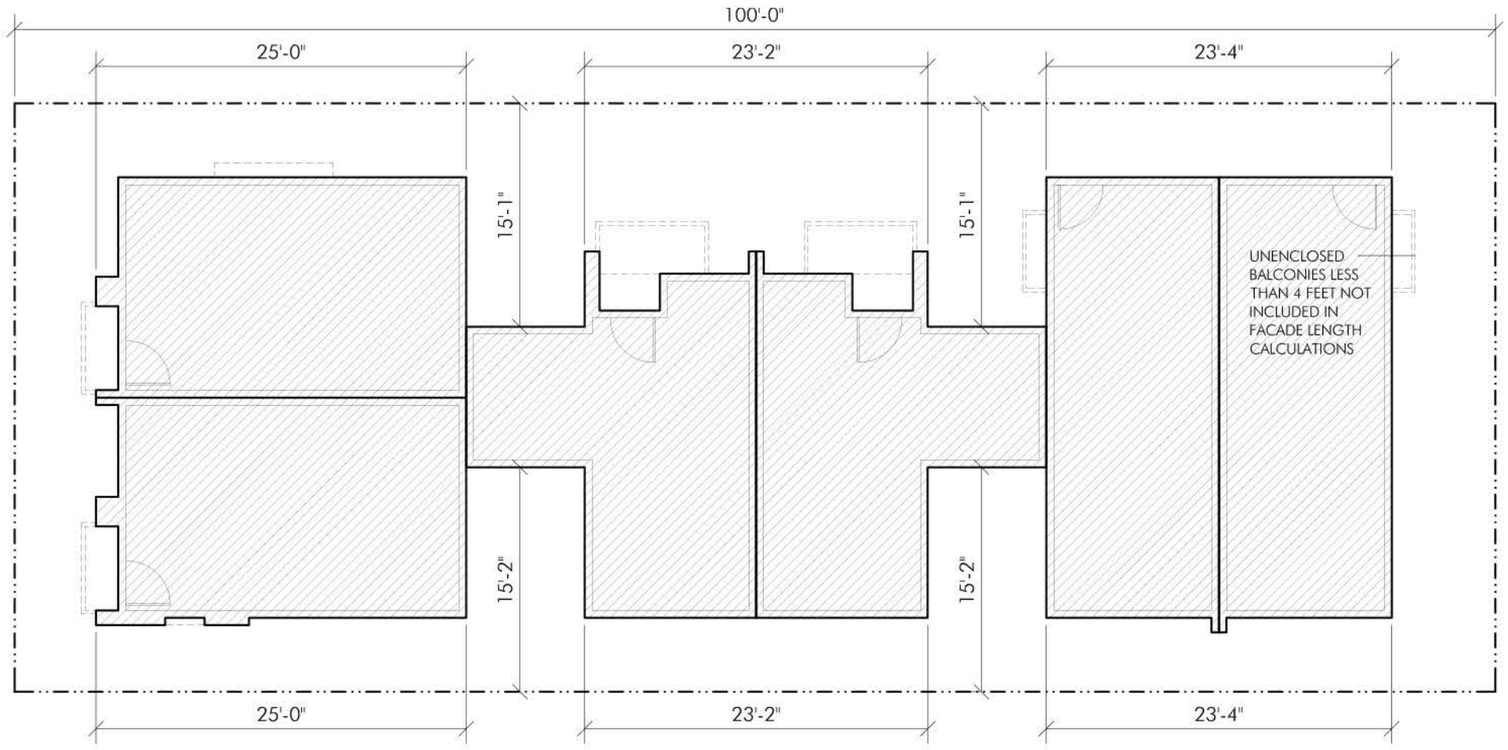
MAXIMUM FACADE LENGTH ADJUSTMENTS NORTH AND SOUTH SIDE LOT LINES

ALONG THE SIDE LOT LINES, THE MAXIMUM FACADE LENGTH ALLOWED IS 65% OF 100 FEET, OR 65 FEET. WE PROPOSE AN ADJUSTMENT FOR A 10% INCREASE IN ALLOWABLE FACADE LENGTH, OR 71'-6" MAXIMUM, ALONG THE NORTH SIDE LOT LINE, AND AN ADJUSTMENT FOR A 10% INCREASE IN ALLOWABLE FACADE LENGTH, OR 71'-6" MAXIMUM, ALONG THE SOUTH SIDE LOT LINE.

25'-0" + 23'-2" + 23'-4"
= 71'-6" MAXIMUM FACADE LENGTH PROPOSED, ALONG BOTH NORTH AND SOUTH LOT LINES. THIS IS A 10% INCREASE OVER THE CODE PRESCRIBED 65'-0" MAXIMUM FACADE LENGTH.

BY INCREASING THE FACADE LENGTH, WE CAN INCREASE THE SOUTH SIDE SETBACK TO CREATE A CENTRAL COURTYARD, AND WE CAN ELIMINATE STAIR PENTHOUSES TO THE ROOF DECKS ON FOUR OF THE SIX UNITS TO REDUCE THE OVERALL HEIGHT OF THE BUILDING. INCREASING THE FACADE LENGTH ALLOWS US TO DISTRIBUTE THE F.A.R. ON THE SITE BY MAKING THE BUILDING SHORTER, THINNER, AND LONGER. THE CENTRAL COURTYARD THAT IS ALLOWED BY THESE ADJUSTMENTS CREATES A MORE DYNAMIC SITE PLAN, AND CLEARER AND SAFER PEDESTRIAN CIRCULATION THROUGH THE SITE. THESE ADJUSTMENTS ALLOW US TO IMPROVE SITE PLANNING, REDUCE BULK AND SCALE, REDUCE PRIVACY IMPACTS TO ADJACENT PROPERTIES, IMPROVE LIGHT AND AIR ACCESS TO ADJACENT PROPERTIES, REDUCE VIEW IMPACTS FROM ADJACENT PROPERTIES, AND ALLOW FOR A BETTER ARCHITECTURAL COMPOSITION.

THIS IS CONSISTENT WITH CITYWIDE DESIGN GUIDELINES CS1.B: SUNLIGHT AND NATURAL VENTILATION, CS2.B.3: CHARACTER OF OPEN SPACE, CS2.D: HEIGHT, BULK, AND SCALE, PL1.A.1: ENHANCING OPEN SPACE, PL1.B.1: PEDESTRIAN INFRASTRUCTURE, PL2.B: SAFETY AND SECURITY, PL2.D: WAYFINDING, PL3.B: RESIDENTIAL EDGES, DC2.A: MASSING, DC2.B: ARCHITECTURAL AND FACADE COMPOSITION, AND DC3: OPEN SPACE CONCEPT, AS WELL AS CAPITOL HILL DESIGN GUIDELINES CS2.III: HEIGHT, BULK, AND SCALE COMPATIBILITY, PL2.II: PEDESTRIAN OPEN SPACES AND ENTRANCES, AND DC3.I: RESIDENTIAL OPEN SPACE.



SIDE SETBACK ADJUSTMENTS
NORTH AND SOUTH SIDE LOT LINES

ALONG THE SIDE LOT LINES, THE REQUIRED SIDE SETBACK IS 7 FEET AVERAGE, 5 FEET MINIMUM. WE PROPOSE AN ADJUSTMENT TO ALLOW FOR A REDUCED SIDE SETBACK ALONG THE NORTH SIDE LOT LINE, AS WELL AS AN ADJUSTMENT FOR A REDUCED SIDE SETBACK ALONG THE SOUTH SIDE LOT LINE.

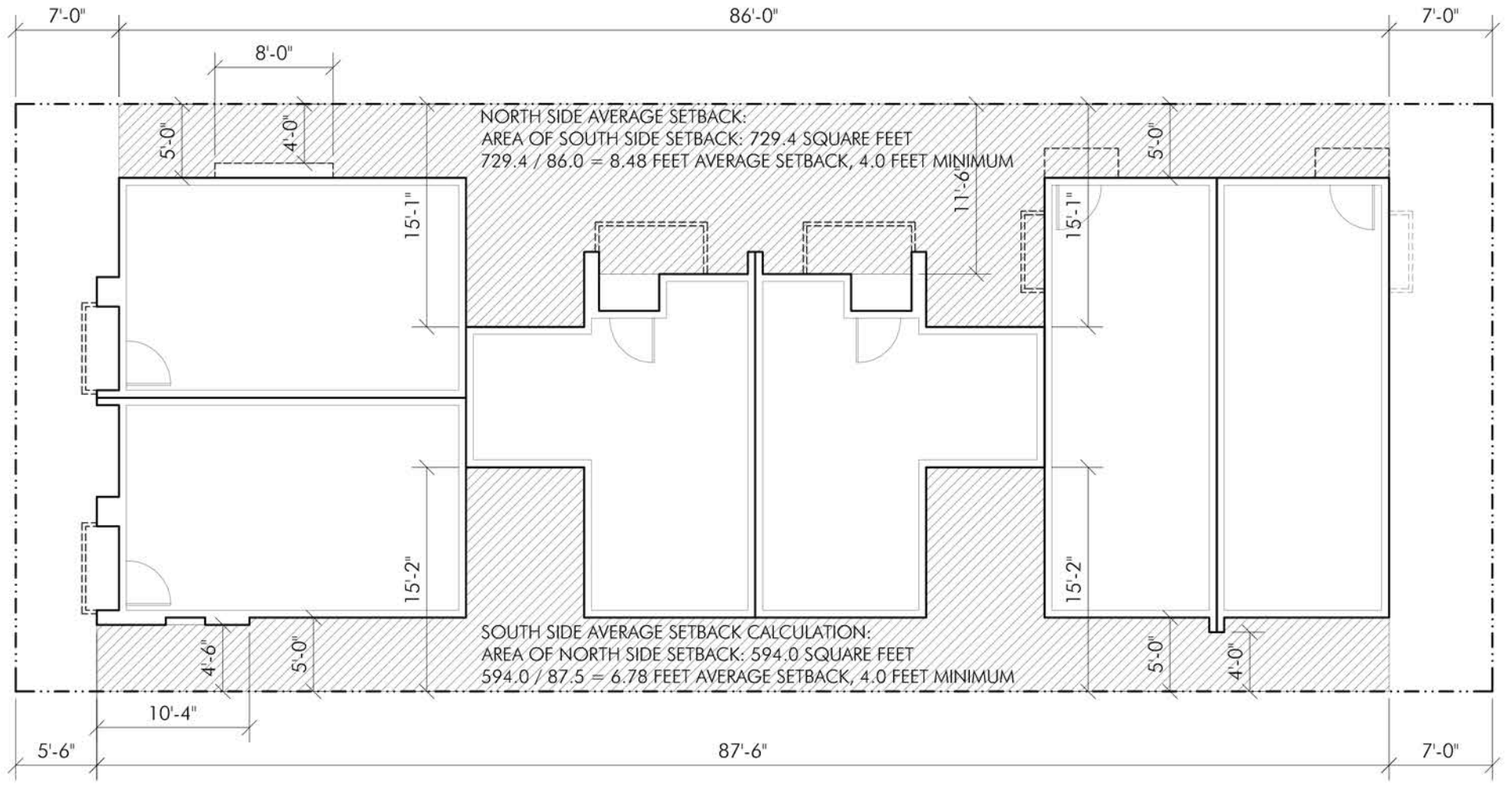
SOUTH SIDE AVERAGE SETBACK CALCULATION:
AREA OF NORTH SIDE SETBACK: 594.0 SQUARE FEET
594.0 / 87.5 = 6.78 FEET AVERAGE SETBACK, 4.0 FEET MINIMUM
- THIS IS A 20% REDUCTION IN THE MINIMUM SIDE SETBACK, FROM 5 FEET MINIMUM TO 4 FEET MINIMUM. THIS IS A 3.2% REDUCTION IN THE AVERAGE SIDE SETBACK, FROM 7 FEET AVERAGE TO 6.78 FEET AVERAGE.

NORTH SIDE AVERAGE SETBACK CALCULATION:
AREA OF SOUTH SIDE SETBACK: 729.4 SQUARE FEET
729.4 / 86.0 = 8.48 FEET AVERAGE SETBACK, 4.0 FEET MINIMUM
- THIS IS A 20% REDUCTION IN THE MINIMUM SIDE SETBACK, FROM 5 FEET MINIMUM TO 4 FEET MINIMUM, WHILE THE AVERAGE SETBACK EXCEEDS THE MINIMUM REQUIREMENT.

TAKEN TOGETHER, THE NORTH AND SOUTH SIDE SETBACKS AVERAGE 7.6 FEET, EXCEEDING THE 7.0 FEET AVERAGE REQUIRED.

BY ALLOWING THESE PROPOSED ADJUSTMENTS, WE CAN INTRODUCE GREATER ARTICULATION OF THE BUILDING MASSING ALONG THE SIDE LOT LINES, REDUCING THE PERCEIVED MASS AND IMPROVING THE ARCHITECTURAL COMPOSITION, CONSISTENT WITH CITYWIDE DESIGN GUIDELINES DC2.A.2: REDUCING PERCEIVED MASS, DC2.B.1+2: FACADE COMPOSITION AND BLANK WALLS, DC2.C.1: VISUAL DEPTH AND INTEREST, AND DC2.D.1+2: HUMAN SCALE AND TEXTURE. THIS IS ALSO CONSISTENT WITH CAPITOL HILL DESIGN GUIDELINE CS2.III: HEIGHT, BULK, AND SCALE COMPATIBILITY.

FURTHERMORE, REDUCING THE NORTH SIDE AVERAGE SETBACK ALLOWS US TO INCREASE THE SOUTH SIDE AVERAGE SETBACK, CREATING A LARGER OPEN SPACE AT THE CENTER OF THE SITE. THIS CREATES A MORE DYNAMIC OPEN SPACE CONCEPT, AND CLEARER CIRCULATION BY MAKING INDIVIDUAL HOUSING UNITS MORE IDENTIFIABLE. THIS IS CONSISTENT WITH CITYWIDE DESIGN GUIDELINES PL2.D.1: DESIGN AS WAYFINDING, PL3.B.1+2: SECURITY AND PRIVACY AND GROUND LEVEL RESIDENTIAL, AND DC3.A.1: INTERIOR/EXTERIOR FIT. THIS IS ALSO CONSISTENT WITH CAPITOL HILL DESIGN GUIDELINES PL2.II: PEDESTRIAN OPEN SPACES AND ENTRANCES, AND DC3.I: RESIDENTIAL OPEN SPACE.



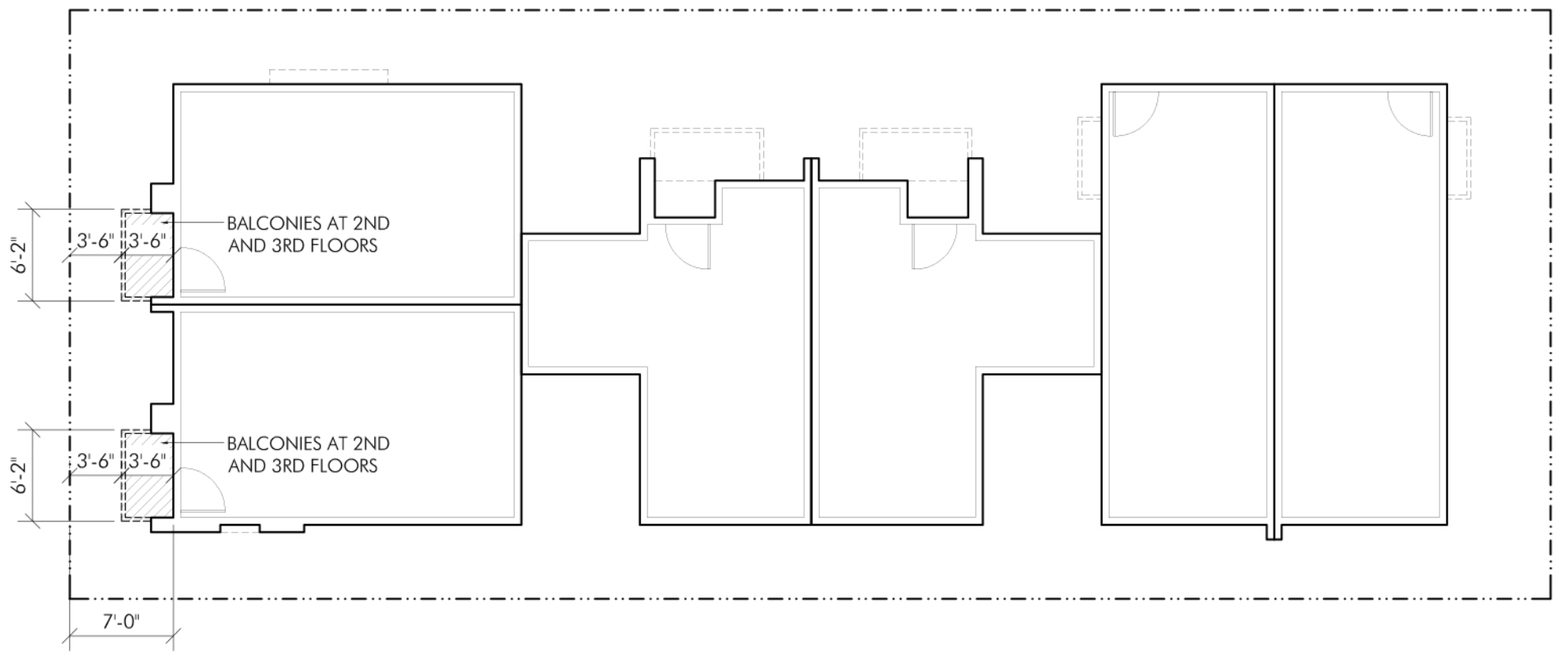
FRONT SETBACK PROJECTION ADJUSTMENT

PER SMC 23.45.518.I, UNENCLOSED BALCONIES MAY PROJECT A MAXIMUM OF 4 FEET INTO REQUIRED FRONT SETBACKS IF EACH ONE IS: 1. NO CLOSER THAN 5 FEET TO ANY LOT LINE. WE PROPOSE AN ADJUSTMENT TO ALLOW FOUR BALCONIES TO PROJECT TO 3'-6" FROM THE FRONT LOT LINE.

SETBACK ALLOWED: 5'-0"
SETBACK PROPOSED : 3'-6", SETBACK CALCULATION: 3.5/5.0= 0.70
- THIS IS A 30% REDUCTION IN REQUIRED SETBACK.

BY ALLOWING A REDUCED SETBACK, WE CAN INCREASE THE DEPTH OF THE BALCONIES. THIS SERVES MANY FUNCTIONS AND IS CONSISTENT WITH SEVERAL DESIGN GUIDELINES. FIRST, IT WILL HELP MANAGE SOLAR GAIN FROM THE INTENSE WESTERN SUN EXPOSURE. SECOND, IT WILL INCREASE VISUAL DEPTH AND INTEREST, AND ADD A FINER TEXTURE TO THE FACADE COMPOSITION, ADDING TO THE ENSEMBLE OF ELEMENTS AT THE ENTRIES. THIS ALSO BREAKS UP THE MASS OF THE BUILDING, CREATING A MORE HUMAN SCALE. THIRD, IT WILL CREATE A MORE ACTIVE AND VIBRANT STREET FRONT BY MAKING THE BALCONIES MORE USEABLE, WHICH WILL ALSO IMPROVE SECURITY BY PROVIDING MORE EYES ON THE STREET.

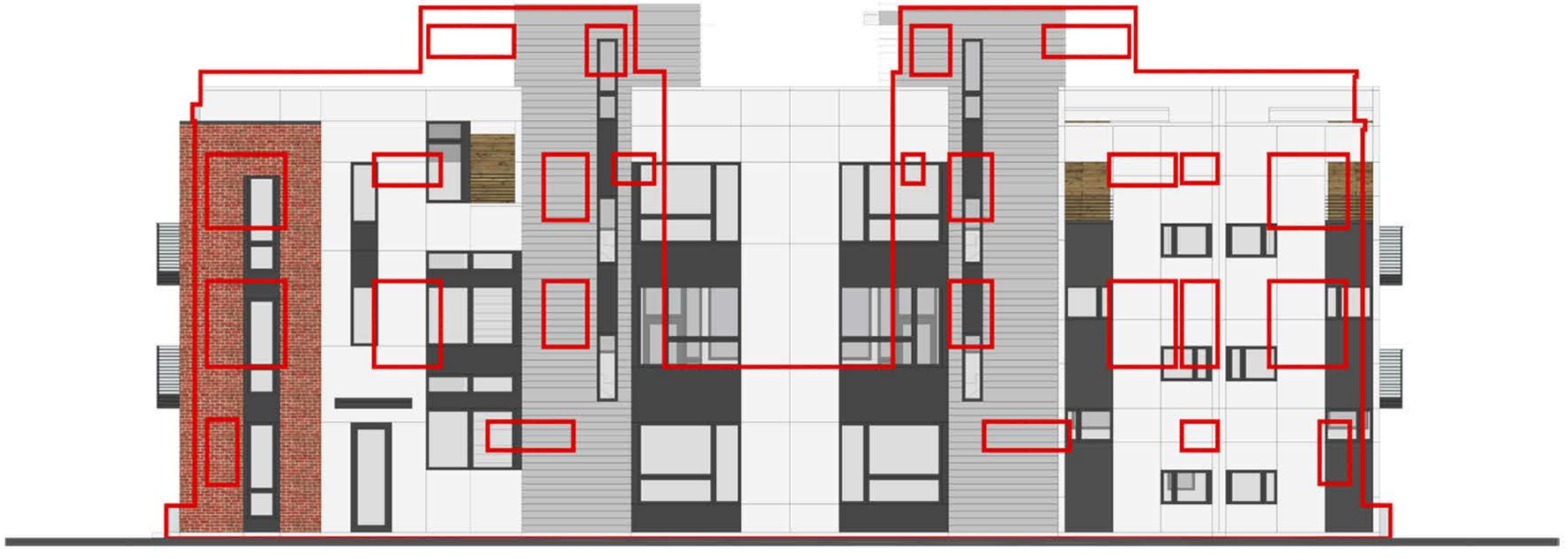
THIS IS CONSISTENT WITH CITYWIDE DESIGN GUIDELINES CS1.B.3: MANAGING SOLAR GAIN, PL2.B.1: EYES ON THE STREET, PL2.C: WEATHER PROTECTION, PL3.A.1.d: INDIVIDUAL ENTRIES TO GROUND RELATED HOUSING, PL3.A.2: ENSEMBLE OF ELEMENTS, PL3.B: RESIDENTIAL EDGES, DC2.A.2: REDUCING PERCEIVED MASS, DC2.B.1: FACADE COMPOSITION, DC2.C.1+2: VISUAL DEPTH AND INTEREST AND DUAL PURPOSE ELEMENTS, DC2.D.1+2: HUMAN SCALE AND TEXTURE, AND CAPITOL HILL DESIGN GUIDELINE PL2.I: HUMAN SCALE.



PRIVACY DIAGRAM

NEIGHBORING FENESTRATION

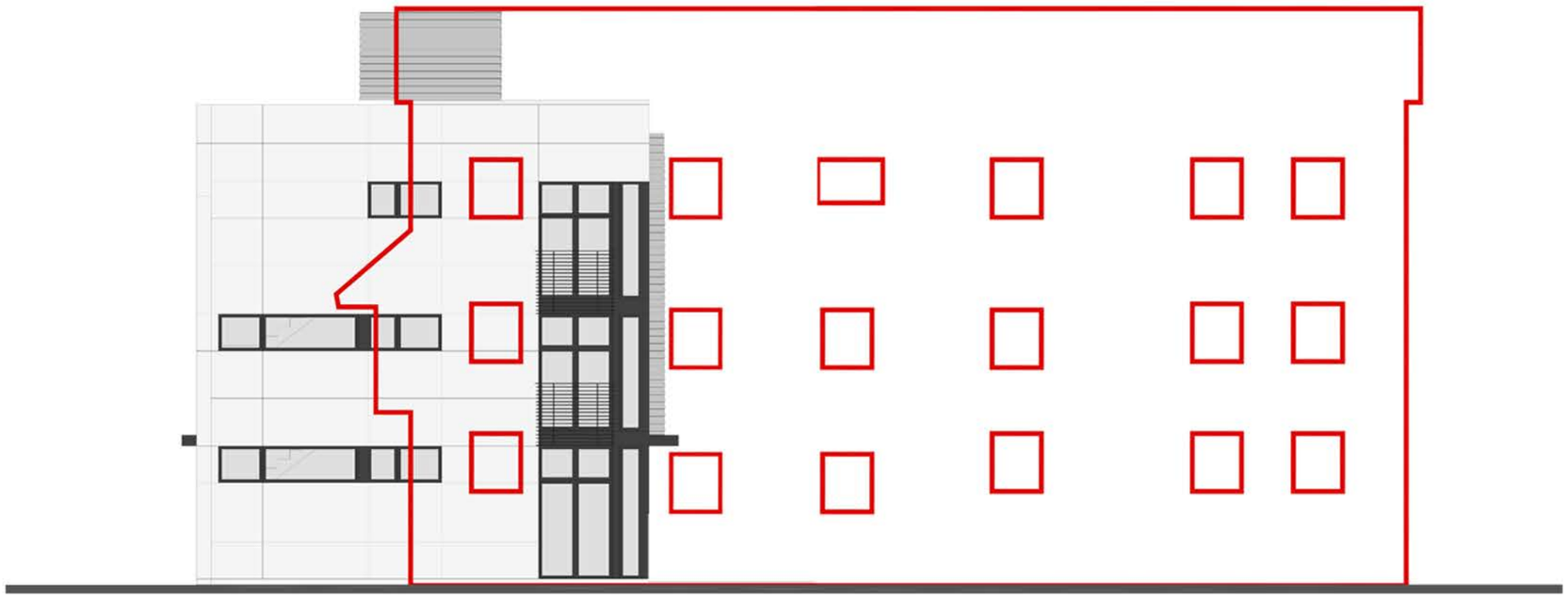
NORTH NEIGHBORS



SOUTH NEIGHBORS

PRIVACY DIAGRAM

NEIGHBORING FENESTRATION



EAST NEIGHBORS